

March 22, 2024

Mr. Roger Hobbs
RC HOBBS COMPANY, INC.
1428 East Chapman Avenue
Orange, CA 92866

**Subject: TTM 37858 Single-Family Residential Project Trip Generation and VMT
Screening Analysis, City of Moreno Valley**

Dear Mr. Hobbs:

A. Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis for the proposed TTM 37858 Single-Family Residential Project (hereinafter referred to as "project").

The purpose of this study is to evaluate the project's potential impact on level of service (LOS) and vehicle miles traveled (VMT), pursuant to the *City of Moreno Valley Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment*, dated June 2020 (TIA Guidelines).

B. Project Description

The approximately 4.81-acre project site is located north of Cactus Avenue and east of Bradshaw Circle in the City of Moreno Valley. The project site is currently vacant.

The proposed project consists of constructing thirty-seven (37) single-family detached homes. Access to the project is proposed via two (2) unsignalized driveways located along Bradshaw Circle.

Exhibit A shows the location map of the proposed project. The site plan used for this analysis, provided by RC HOBBS COMPANY, INC., is provided in Exhibit B.

C. Trip Generation

Trip generation represents the amount of traffic that is attracted and produced by a development.

Trip generation is estimated based on the trip generation rates from the latest *Institute of Transportation Engineers (ITE) Trip Generation Manual*. The latest version (11th Edition, 2021) of the ITE Manual has been utilized for this trip generation analysis. The publication provides a comprehensive evaluation of trip generation rates for a variety of land uses.

The proposed project consists of constructing thirty-seven (37) single-family detached homes. As such, ITE Land Use Code 210: Single-Family Detached Housing trip rates accurately reflect the proposed project land use. Table 1 shows the ITE trip generation rates (11th Edition) utilized for the trip generation analysis of the proposed project land use.

Table 1
ITE Trip Generation Rates¹

Land Use	Units ²	ITE Code	AM			PM			Daily
			In	Out	Total	In	Out	Total	
Single-Family Detached Housing	DU	210	25%	75%	0.70	63%	37%	0.94	9.43

¹ Source: *ITE Trip Generation Manual* (11th Edition, 2021).

² DU = Dwelling Units.

Utilizing the trip generation rates from Table 1, Table 2 shows the forecasted trip generation for the proposed project.

Table 2
Project Trip Generation¹

Land Use (ITE Code)	Quantity	Units ²	AM			PM			Daily
			In	Out	Total	In	Out	Total	
Single-Family Detached Housing (210)	37	DU	6	20	26	22	13	35	349

¹ Source: *ITE Trip Generation Manual* (11th Edition, 2021).

² DU = Dwelling Units.

As shown in Table 2, the project is forecast to generate approximately 349 daily trips which include approximately 26 AM peak hour trips and approximately 35 PM peak hour trips.

Per the City of Moreno Valley TIA Guidelines, projects generating less than 100 peak hour trips are generally exempt from preparing a TIA that includes LOS analysis since projects that generate 100 or less trips typically do not affect LOS significantly once distributed to the local roadway network. Based on the rates from the latest ITE Manual, the proposed project is not expected to exceed 100 peak hour trips (i.e., 26 AM peak hour trips and 35 PM peak hour trips). Hence, a full traffic impact study is not expected to be required.

D. VMT Screening Assessment

The City of Moreno Valley TIA Guidelines identify certain projects and activities that are not required to perform a project-level VMT assessment, as they are local serving in nature. These include the following projects/activities:

- Projects located in a Transit Priority Area (TPA)
- Projects located in a low-VMT generating area
- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving gas stations
- Local-serving banks
- Local-serving hotels (e.g., non-destination hotels)
- Student housing projects
- Local serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)
- Projects generating less than 400 daily vehicle trips, exclusive of any existing daily vehicle trips generated by the site.
 - This generally corresponds to the following “typical” development potentials:
 - 42 single-family housing units
 - 60 multi-family, condominiums, or townhouse housing units
 - 41,000 SF of office
 - 10,500 SF of general retail
 - 57,500 SF of light industrial
 - 112,500 SF of warehousing

- 285,700 SF of high cube transload and short-term storage warehouse.

As discussed above, the proposed project consists of constructing thirty-seven (37) single-family detached homes, which is fewer than the 42 single-family residential units outlined in the TIA Guidelines. Furthermore, it is anticipated to produce approximately 349 daily vehicle trips, which is below the 400 daily vehicle trips threshold. As a result, the proposed project can be screened out of a detailed VMT analysis and is presumed to have a less than significant VMT impact under CEQA.

E. Conclusions

RK Engineering Group, Inc. has completed this Trip Generation and Vehicle Miles Traveled (VMT) Screening Assessment for the proposed TTM 37858 Single-Family Residential Project.

Per the City of Moreno Valley TIA Guidelines, a TIA that includes LOS analysis shall be required for proposed projects when either the AM or PM peak hour trip generation is expected to exceed 100 vehicle trips from the proposed development. The project is not expected to exceed 100 peak hour trips (i.e., 26 AM peak hour trips and 35 PM peak hour trips). Hence, a full TIA is not expected to be required.

Furthermore, the proposed project consists of constructing thirty-seven (37) single-family detached homes that will generate approximately 349 daily vehicle trips. Hence, the project satisfies the project type VMT screening thresholds of 42 single-family residential units and 400 daily vehicle trips and may be presumed to have a less than significant VMT impact under CEQA.

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RK Engineering Group, Inc. appreciates this opportunity to assist RC HOBBS COMPANY, INC. with this project. If you have any questions regarding this study, please do not hesitate to contact us at (949) 474-0809.

Sincerely,

RK ENGINEERING GROUP, INC.

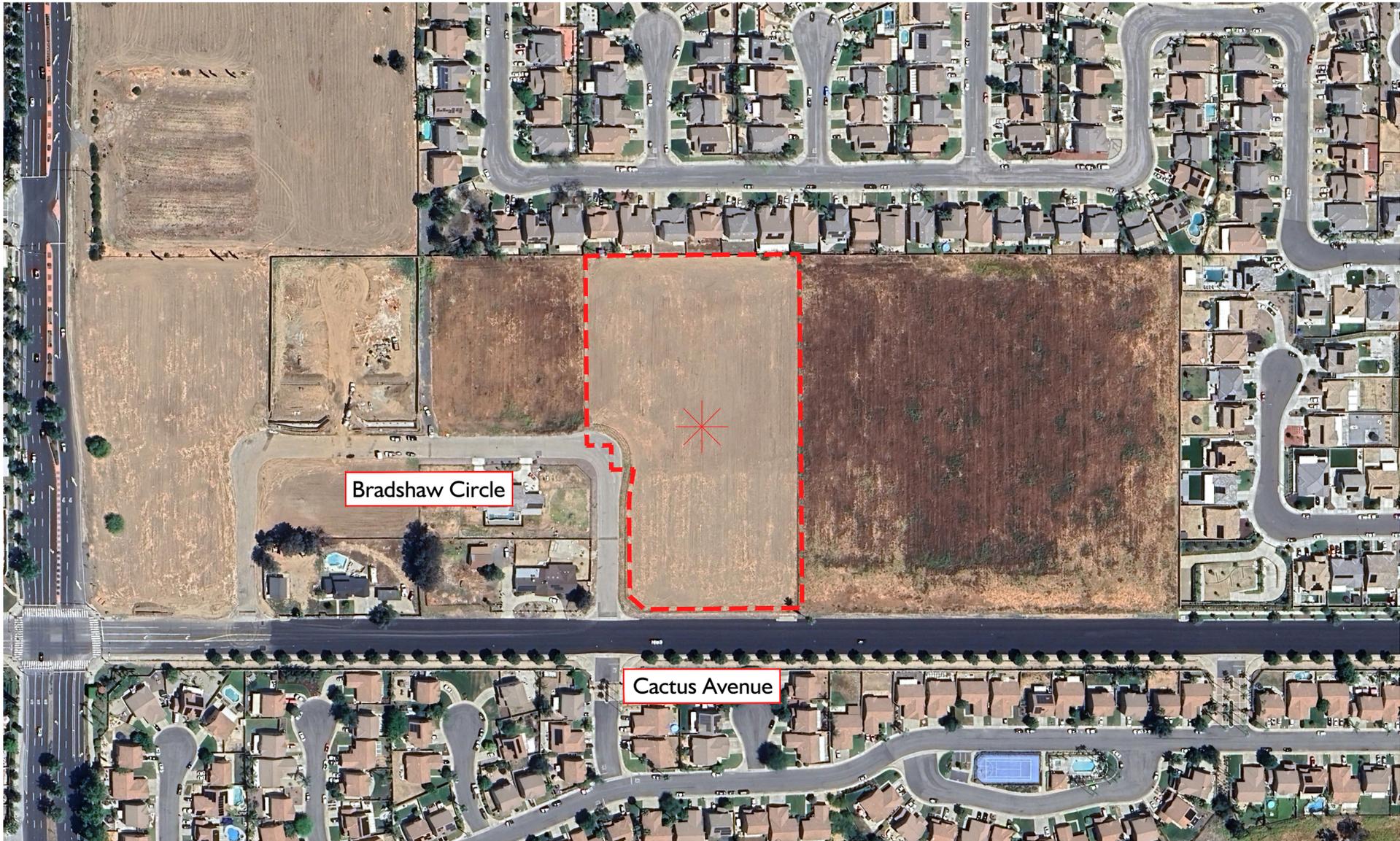


Justin Tucker, P.E., T.E.
Associate Principal



Becca Morrison
Environmental Specialist

Exhibits



Legend:

--- = Project Site Boundary

* = Project Site

